001.A	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,200 /	796,200
					USE VALUE:	796,200 /	796,200
					ASSESSED:	796,200 /	796,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	DESMIDT REBECCA FRIEDMAN	
Owner 2:	LEVINE MICHAEL EDWARD	
Owner 3:	FRIEDMAN NANCY	
Street 1:	15 LAFAYETTE ST UNIT 2	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PEREGRINE VLADIMIR GLUZMAN & -
Owner 2:	PEREGRINE VANESSA GLUZMAN -
Street 1:	15 LAFAYETTE ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA / Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1531 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	796,200			796,200
Total Card	0.000	796,200			796,200
Total Parcel	0.000	796,200			796,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.05 | /Parcel: 520.0

Legal Description

User Acct

210585

GIS Ref

GIS Ref

Insp Date

05/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.A-0003-0009.0

!14413!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	784,100	0	.		784,100	784,100	Year End Roll	12/18/2019
2019	102	FV	695,900	0	.		695,900	695,900	Year End Roll	1/3/2019
2018	102	FV	614,500	0	.		614,500	614,500	Year End Roll	12/20/2017
2017	102	FV	559,500	0	.		559,500	559,500	Year End Roll	1/3/2017
2016	102	FV	559,500	0	.		559,500	559,500	Year End	1/4/2016
2015	102	FV	374,800	0	.		374,800	374,800	Year End Roll	12/11/2014
2014	102	FV	357,500	0	.		357,500	357,500	Year End Roll	12/16/2013
2013	102	FV	357,500	0	.		357,500	357,500		12/13/2012

PRINT

Date	Time
12/11/20	04:16:14

LAST REV

Date	Time
09/09/20	15:21:24

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14413

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEREGRINE VLADI	158-56	1	7/17/2020		750,000	No	No		
RECUPERO CASEY	130-122		6/19/2014		600,000	No	No		
ELLIS CATHERINE	99-91		5/24/2007		460,000	No	No		
RICE JENNIFER	U77-65		11/19/2002		439,000	No	No		
RICE GEORGE	U67-139		2/15/2000	Family	170,000	No	No	4	

USER DEFINED

Prior Id # 1:	830
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	996	Renovate	60,784					
9/2/2004	808	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
4/6/2015	Permit Visit	PC	PHIL C
12/4/2008	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7421																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.33582616
Const Adj.:	0.98990101
Adj $ / SQ:	390.089
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	892656
Depreciation:	96407
Depreciated Total:	796249

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	2
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	526.62
Special Features:	0	Val/Su Net:	520.05
Final Total:	796200	Val/Su SzAd	520.05

SKETCH

UnSketched SubAreas:
SFL: 1531,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,531	390.090	597,226

Net Sketched Area:	1,531			Total:	597,226
Size Ad	1531	Gross Are	1531	FinArea	1531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

001.A-0003-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	